

Annex E



CITY OF YORK LOCAL PLAN Preferred Sites Consultation Sustainability Appraisal June 2016

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1 Introduction

City of York's Emerging Local Plan

- 1.1 City of York Council is preparing a Local Plan for York setting out the spatial vision for the city over the next 15 years. As part of this process there has already been a Preferred Options Consultation (2013), a Further Sites Consultation (2014) and preparation of a Local Plan Publication Draft (2014) detailing strategic policies, development management policies and draft strategic and general allocations. A draft Sustainability Appraisal was prepared and fed into each of these stages.
- 1.2 The Local Plan Publication draft was taken to Members of the Local Plan Working Group and Executive in September 2014, who voted to take the draft Plan out to public consultation. However, this plan was halted by Members from progressing to consultation following a motion at a Full Council Meeting on 9th October 2014 to review the overall housing requirements included in the plan.
- 1.3 Since 2014, work has been ongoing to update the evidence base in line with the agreed motion. This work has led to an alternative housing and employment requirement based upon the outcomes of a recent Strategic Housing Market Assessment (SHMA) and Employment Land Review.
- 1.4 The revised growth requirements for housing and employment has also led to a reconsideration of potential Strategic and general Allocations to meet overall demand.

The Preferred Sites Consultation (2016)

- 1.5 The purpose of the Preferred Sites Consultation is to present the latest evidence in relation to overall housing and employment requirements and the revised portfolio of sites with potential for allocation within the emerging Local Plan.
- 1.6 In addition, other evidence base has progressed and further considerations have been used to help determine the revised portfolio of site allocations. The starting point was the aborted Local Plan Publication draft given that these sites passed the site selection suitability criteria as set out in the Site Selection Paper (2013), Further Sites Consultation (2014) and the Site Selection Paper Addendum(2014).

Purpose of this Interim SA Report

- 1.7 The growth scenarios and site allocations identified in the latest evidence base and consultation document supersede those previously considered in the

Sustainability Appraisals that accompanied the Preferred Options Local Plan (2013) and the aborted Local Plan Publication Draft (2014).

- 1.8 The purpose of this interim SA is to offer commentary on the sites based upon the SA Framework and Sites Assessment Criteria, as agreed with consultants Arup when working on the aborted Publication Draft SA/SEA. The outcomes of the assessment have fed into the further suitability considerations to help determine which sites are now potentially suitable for allocation.

What happens Next?

- 1.9 A full Sustainability Appraisal will be drafted to accompany the emerging Local Plan as it moves forward to the next stages of Plan preparation. This will include appraisals of the amended policies as well as full appraisals of strategic sites and alternatives against the SA Framework.
- 1.10 Following the production and consultation on a revised Local Plan Publication draft and accompanying evidence base documents, the plan will be submitted to the Secretary of State for Examination in Public. Subject to a successful Inquiry, the Plan will then be adopted for use as the York's Development Plan to be used when considering any applications for development across the city.

2 Sustainability Appraisal

What is Sustainability Appraisal and Strategic Environment Assessment?

- 2.1 SA of local plans is a requirement on all local planning authorities (i.e. the Council in this instance) under Section 19(5) of the Planning and Compulsory Act 2004 (as amended). The NPPF outlines the requirements for SA as they relate to plan preparation at paragraph 165:

“A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.”

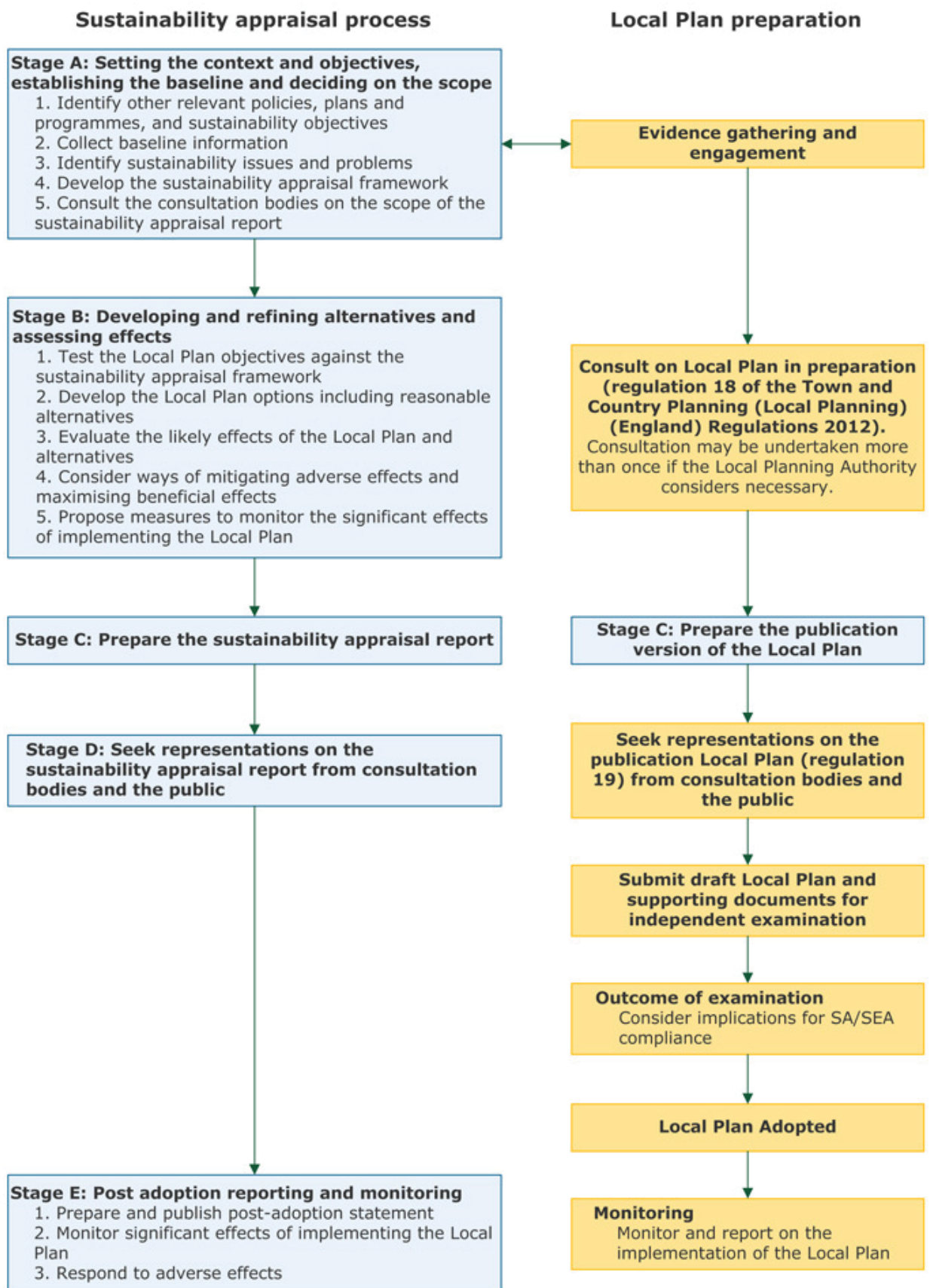
- 2.2 As referred to above, in undertaking this requirement the Council must also incorporate the requirements of the European Union Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, referred to as the Strategic Environmental Assessment (SEA) Directive. The Government has provided guidance on the implementation of the SEA Directive in respect of preparing land use plans¹ and with specific regard to local plan development².
- 2.3 An SA of the draft Local Plan will ensure that the likely social, economic and environmental effects of the vision, outcomes, proposed policies and site allocations are identified, described and assessed. Where negative effects are identified, measures will be proposed to avoid, minimise or mitigate such effects. Where any positive effects are identified, measures will be considered that could enhance such effects. For planning policies in particular, this usual means amendment to proposed policy wording; however, on occasion it can result in new policies proposed or the suggested deletion of others.
- 2.4 **Figure 1** illustrates the relationship between the Local Plan process and the SA process (which comprises of five stages).
- 2.5 This report forms part of Stage B as set out in Figure 1. Please note that Stage A was completed in 2013 as part of the preparation for the Preferred Options Local Plan.

¹ ODPM, September 2005: *Practical Guide to the Strategic Environmental Assessment Directive*

² See DCLG, 2014, *Planning Practice Guidance*, available from

<http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

Figure 1: Stages and Interrelationships between the Local Plan and SA



The SA Framework

- 2.5 Establishing appropriate objectives and guide questions is central to appraising the sustainability effects of the draft Local Plan. Broadly, SA objectives present the preferred sustainability outcome which usually involves minimising detrimental effects and enhancing positive ones. The SA process considers the contribution of the plan, vision, outcomes and individual policies and allocations towards each of the appraisal objectives.
- 2.6 Figure 2 presents the SA objectives and the key questions/guidance relating to each of the objectives used in the appraisal of the draft Local Plan. They reflect the analysis of the baseline, the review of plans and programmes and the identification of the resulting key sustainability issues undertaken as part of stage A of the process. The SEA Directive topic to which each of the SA objectives relates is included in the third column.

Figure 2: The SA Framework

SA Objective	Guide questions. Will the policy/proposal ...	SEA Directive Topic
1. To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> • Deliver homes to meet the needs of the population in terms of quantity, quality • Promote improvements to the existing and future housing stock • Locate sites in areas of known housing need • Deliver community facilities for the needs of the population • Deliver pitches required for Gypsies and Travellers and Showpeople 	Population
2. Improve the health and wellbeing of York's population	<ul style="list-style-type: none"> • Avoid locating development where environmental circumstances could negatively impact on people's health • Improve access to open space / multi-functional open space • Promotes a healthier lifestyle through access to leisure opportunities (walking /cycling) • Improves access to healthcare • Provides or promotes safety and security for residents • Ensure that land contamination/pollution does not pose unacceptable risks to health 	Population, Human Health
3. Improve education, skills development and training for an effective workforce	<ul style="list-style-type: none"> • Provide good education and training opportunities for all • Support existing higher and further educational establishments for continued success • Provide good quality employment opportunities available to all 	Population
4. Create jobs and deliver growth of a sustainable, low carbon and inclusive	<ul style="list-style-type: none"> • Help deliver conditions for business success and investment • Deliver a flexible and relevant workforce for the future • Deliver and promote stable economic growth • Enhance the city centre and its opportunities for business and leisure 	Population

SA Objective	Guide questions. Will the policy/proposal ...	SEA Directive Topic
economy	<ul style="list-style-type: none"> • Provide the appropriate infrastructure for economic growth • Support existing employment drivers • Promote a low carbon economy 	
5. Help deliver equality and access to all	<ul style="list-style-type: none"> • Address existing imbalances of equality, deprivation and exclusion across the city • Provide accessible services and facilities for the local population • Provide affordable housing to meet demand • Help reduce homelessness • Promote the safety and security for people and/or property 	Population, Human Health
6. Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> • Deliver development where it is accessible by public transport, walking and cycling to minimise the use of the car • Deliver transport infrastructure which supports sustainable travel options • Promote sustainable forms of travel • Improve congestion 	Air, Climatic Factors
7. To minimise greenhouse gases that cause climate change and deliver a managed response to its effects	<ul style="list-style-type: none"> • Reduce or mitigate greenhouse gas emissions from all sources • Plan or implement adaptation measures for the likely effects of climate change • Provide and develop energy from renewable, low and zero carbon technologies • Promote sustainable design and building materials that manage the future risks and consequences of climate change • Adhere to the principles of the energy hierarchy 	Climatic Factors
8. Conserve or enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for accessible high quality and connected natural environment	<ul style="list-style-type: none"> • Protect and enhance international and nationally significant priority species and habitats within SACs, SPAs, RAMSARs and SSSIs • Protect and enhance locally important nature conservation sites (SINCs) • Create new areas or site of bio-diversity / geodiversity value • Improve connectivity of green infrastructure and the natural environment • Provide opportunities for people to access the natural environment 	Biodiversity, Flora & Fauna, Human Health
9. Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> • Re-use previously developed land • Prevent pollution contaminating the land and remediate any existing contamination • Safeguard soil quality, including the best and most versatile agricultural land • Protect or enhance allotments • Safeguard mineral resources and encourage their efficient use 	Soil, Material Assets
10. Improve water efficiency and	<ul style="list-style-type: none"> • Conserve water resources and quality; • Improve the quality of rivers and groundwaters 	Water

SA Objective	Guide questions. Will the policy/proposal ...	SEA Directive Topic
quality		
11. Reduce waste generation and increase level of reuse and recycling	<ul style="list-style-type: none"> • Promote reduction, re-use, recovery and recycling of waste • Promote and increase resource efficiency 	Material Assets
12. Improve air quality	<ul style="list-style-type: none"> • Reduce all emissions to air from current activities • Minimise and mitigate emissions to air from new development (including reducing transport emissions through low emission technologies and fuels) • Support the development of city wide low emission infrastructure; • Improve air quality in AQMAs and prevent new designations; • Avoid locating development where it could negatively impact on air quality • Avoid locating development in areas of existing poor air quality where it could result in negative impacts on the health of future occupants/users • Promote sustainable and integrated transport network to minimise the use of the car 	Air, Human Health
13. Minimise flood risk and reduce the impact of flooding to people and property in York	<ul style="list-style-type: none"> • Reduce risk of flooding • Ensure development location and design does not negatively impact on flood risk • Deliver or incorporate through design sustainable urban drainage systems (SUDs) 	Climatic Factors, Water
14. Conserve or enhance York's historic environment, cultural heritage, character and setting	<ul style="list-style-type: none"> • Preserve or enhance the special character and setting of the historic city • Promote or enhance local culture • Preserve or enhance designated and non-designated heritage assets and their setting • Preserve or enhance those elements which contribute to the 6 Principle Characteristics of the City as identified in the Heritage Topic Paper 	Cultural Heritage, Landscape
15. Protect and enhance York's natural and built landscape	<ul style="list-style-type: none"> • Preserve or enhance the landscape including areas of landscape value • Protect or enhance geologically important sites; • Promote high quality design in context with its urban and rural landscape and in line with the "landscape and Setting" within the Heritage Topic Paper 	Cultural Heritage, Landscape

Strategic Sites and Local Allocations

- 2.7 All sites were assessed against the 15 SA objectives using tailored assessment criteria, as shown in **Figure 3** to remain consistent with site appraisals in the previous SA accompanying the aborted Local Plan. The outcome of the assessment is presented at **section 3**.
- 2.8 It should be noted that where possible the latest evidence base/information has been used to score sites. This includes up- to-date access to services and transport routes at February 2016.
- 2.9 The qualitative scoring system broadly equates to:

Symbol	Likely Effect on the SA Objective
++	Likely to have a significant positive effect on the SA objective.
+	Likely to have a positive effect on the SA objective.
0	No significant effect / no clear link to the SA objective.
?	Uncertain or insufficient information on which to determine effect on the SA objective.
-	Likely to have a negative effect on the SA objective.
--	Likely to have a significant negative effect on the SA objective.

Figure 3: Site Assessment Criteria

SA Objective	Relevant Assessment Criteria	Maximum score		Indicative SA Scoring	
	Indicator	Per indicator	Total	Points scored	SA Symbol
1: To meet the diverse housing needs of the population in a sustainable way.	<ul style="list-style-type: none"> No. of dwellings proposed/ estimated 	n/a	n/a	100+	++
				1-99	+
				0	0
2: Improve the health and well-being of York's population	Access to: <ul style="list-style-type: none"> doctors open space 	5	10	6-10	++
				5	3-5
		1-2			-
		0			--

SA Objective	Relevant Assessment Criteria	Maximum score		Indicative SA Scoring		
	Indicator	Per indicator	Total	Points scored	SA Symbol	
3: Improve education, skills development and training for an effective workforce	FOR HOUSING – Access to: <ul style="list-style-type: none"> nursery provision primary schools secondary schools higher education facilities 	5 5 5 5	20	11 -20 5-10 1-4 0	++ + - --	
	FOR EMPLOYMENT - Access to: <ul style="list-style-type: none"> Nursery provision 	5	5	4-5 1-2 0	++ + -	
4: Create jobs and deliver growth of a sustainable and inclusive economy	<ul style="list-style-type: none"> No. of jobs potentially created 	n/a	n/a	100+ 1-99 0	++ + 0	
5: Help deliver equality and access to all	FOR HOUSING AND EMPLOYMENT – Access to: <ul style="list-style-type: none"> non-frequent bus routes frequent bus routes 	3 5	33 ³	Employment score: 18-33 9- 17 1-8 0	++ + --	
6: Reduce the need to travel and deliver a sustainable integrated transport network	<ul style="list-style-type: none"> park and ride bus stops railway station by walking railway station by cycling adopted highways Cycle routes 	5 5 5 5 5		Housing score: 21-38 11-20 1-10 0	++ + --	
	ADDITIONAL FOR HOUSING SITES - <ul style="list-style-type: none"> Supermarket 	5		38		
7: To minimise greenhouse gases that cause climate change and deliver a	Potential to incorporate/connect to District Heating and Combined Heat and	n/a	n/a	10+ dwellings/ 1,000sqm floorspace	+	

³ The total scoring applied to Objective 6 was reduced from a maximum score of 38 to reflect to deletion of neighbourhood centres as an indicator. Public rights of way were also removed as an indicator from this objective.

SA Objective	Relevant Assessment Criteria	Maximum score		Indicative SA Scoring	
	Indicator	Per indicator	Total	Points scored	SA Symbol
managed response to its effects	Power Networks			<10 dwellings/ 1,000sqm floorspace	0
8: Conserve and enhance green infrastructure, bio-diversity, geodiversity, flora and fauna for high quality and connected natural environment ⁴	<ul style="list-style-type: none"> Statutory nature conservation designations; Regional Green Infrastructure Corridor; Site of Interest for Nature Conservation (SINC); Area of Local Nature Conservation (LNC) Interest; Ancient Woodland. 	n/a	n/a	Includes/is adjacent to a non-statutory designated site.	-
				500m from a ⁵ statutory site	-
				250m from a statutory designated site No designations affecting site	-- 0
9: Use land resources efficiently and safeguard their quality	<ul style="list-style-type: none"> Brownfield / Greenfield/ Mixed Agricultural Land Classification 	n/a	n/a	<ul style="list-style-type: none"> Brownfield Mixed BF/GF GF Not Grade 1/2/3 GF and Grade1/ 2/3 	++ + / - - --
10: Improve water efficiency and quality	Proximity to waterbodies	n/a	n/a	<ul style="list-style-type: none"> Within 10m 10 – 30m >30m 	-- - 0
	Environment Agency Groundwater Source Protection Zones (SPZ)	n/a	n/a	<ul style="list-style-type: none"> Zone 1 Zone 2 Zones 3 & 4 Outside SPZ 	-- - 0
11: Reduce waste generation and increase level of reuse and recycling	Not applicable at location level assessment				
12: Improve air quality	Air quality management area (AQMA)	n/a	n/a	Within 50m 250m	-- -

⁴ In reference to these criteria, 'adjacent' refers to a 10m buffer from a non-statutory site.

⁵ The scoring against Objective 8 was amended to reflect potential impacts on Statutory Nature Conservation Sites. Indicators including district green infrastructure and tree preservation orders were removed.

SA Objective	Relevant Assessment Criteria	Maximum score		Indicative SA Scoring	
	Indicator	Per indicator	Total	Points scored	SA Symbol
				500m	0
13: Minimise flood risk and reduce the impact of flooding to people and property in York	Environment Agency Flood Zones	n/a	n/a	Zone 3a Flood Zone 2 Flood Zone 1	-- - 0
14: Conserve and enhance York's historic environment, cultural heritage, character and setting	Heritage Impact Appraisal ⁶	n/a	n/a	Significant Positive Benefit Positive Benefit Minor Harm Serious Harm Neutral	++ + - -- 0
15: Protect and enhance York's natural and built landscape	Heritage Impact Appraisal ⁷	n/a	n/a	Significant Positive Benefit Positive Benefit Minor Harm Serious Harm Neutral	++ + - -- 0

2.10 Proposed/potential strategic site allocations will also be subject to more detailed assessment against the SA objectives in the next full SA accompanying the revised Local Plan to remain consistent with analysis undertaken at the Preferred Options and aborted Publication Draft stages. This reflects their potential importance to the delivery of the spatial strategy, their capacity to generate significant effects and the need to consider in more detail opportunities for the delivery of on-site services and facilities commensurate to the scale of development. This will set out:

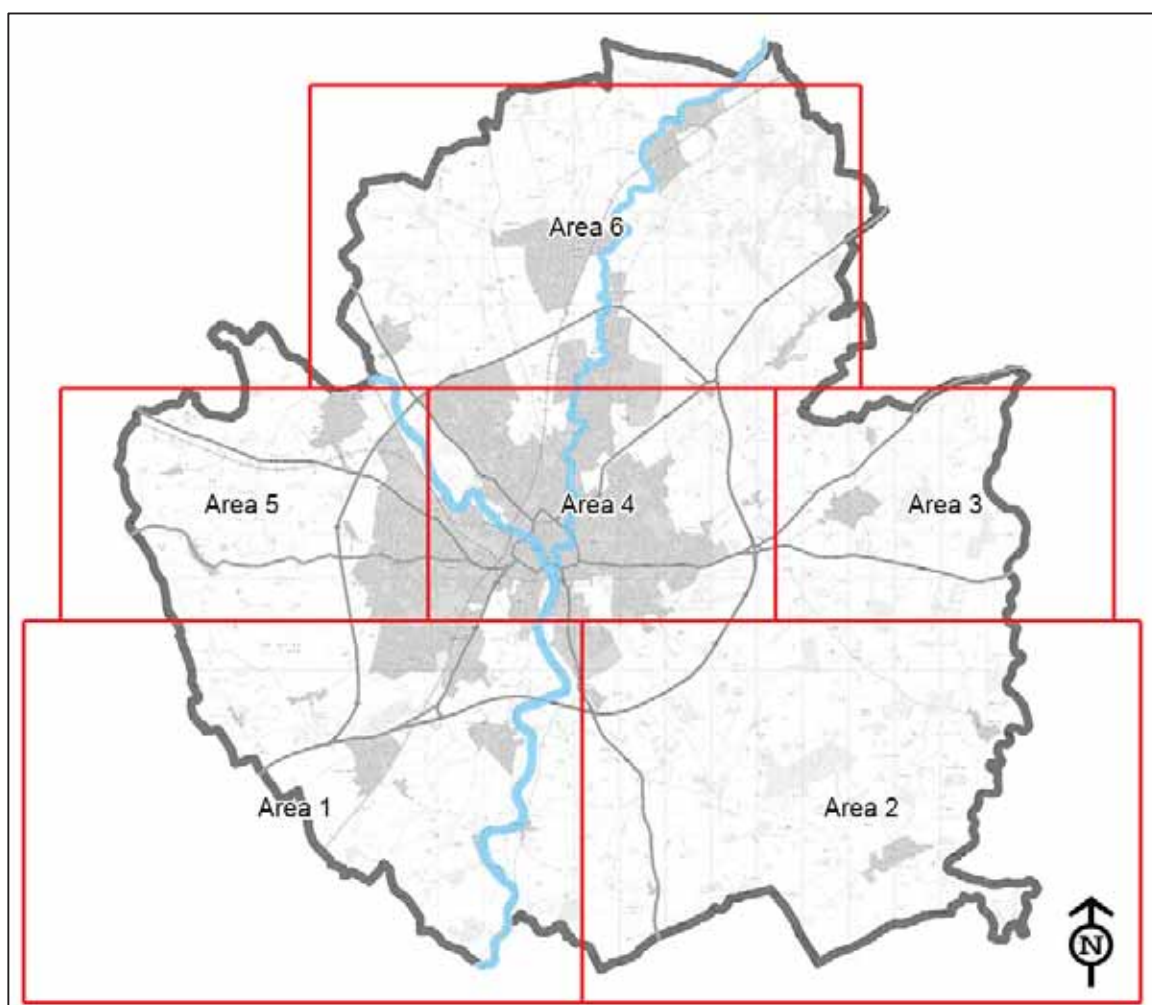
- A score indicating the nature of the effect for each site by SA objective;
- A commentary on significant effects (including consideration of the cumulative, synergistic and indirect effects as well as the geography, temporary/permanence and likelihood of any effects) and on any assumptions or uncertainties; and Recommendations, including any mitigation or enhancements measures.

⁶ The scoring against Objective 14 has been informed by the evidence contained within the Heritage Impact Appraisal (HIA) and discussions with CYC Officers taking into account heritage and landscape designations.

⁷ The scoring against Objective 15 has been informed by the findings of the HIA in respect of Principle Characteristic 6: Landscape and Setting and discussions with CYC Officers taking into account landscape designations.

3 Site Appraisal Outcomes

- 3.1 The outcomes set out in Table 1 are use the scoring set out in Figure 3. Please note that this assessment does not include consideration of additional evidence.
- 3.2 The outcomes are also split by housing and employment assessments. They are also presented in 6 areas (see figure 4) to make it easier to find the sites which you might be interested in, as per the Preferred Sites consultation document.



ZONE	Site Ref	Site Allocation Ref	Site Name
HOUSING SITES			
1	58	H8	Askham Bar Park and Ride Site
1	131	ST13	Land at Moor Lane, Copmanthorpe
1	166	H29	Land at Moor Lane, Copmanthorpe
1	177	H9	Land off Askham Lane, York

ZONE	Site Ref	Site Allocation Ref	Site Name
1	185	ST31	Land to the South of Tadcaster Road
1	193	H40	West Fields Copmanthorpe
1	194	H43	Manor Farm Yard, Copmanthorpe
1	627	H11	Land at Frederick House, Fulford Road
1	696	H2A	Land at Racecourse Tadcaster Road
1	696	H2B	Land at Cherry Lane
1	719	ST16	Terrys factory car park
1	723	ST12	Land at Manor Heath Road, Copmanthorpe
1	824	ST16	Terrys Chocolate Factory
1	832	H6	RO the square Tadcaster Road
2	11	H28	Land to north of North Lane, Wheldrake
2	55	H26	Land at Dauby Lane, Elvington, York
2	95	H39	North of Church lane Elvington
2	851	ST34	Land to the west of Elvington lane
2	855	ST33	Land at Station Yard Wheldrake
3	52	H35	Land at Intake Lane, Dunnington, York
3	300	H31	Eastfield Lane, Dunnington
3	827	H33	Water Tower, Dunnington
4	35	ST4	Land Adj Hull Road - Grimston Bar
4	59	H22	Heworth Lighthouse
4	64	H55	Land at Layerthorpe and James St
4	98	H23	Grove House EPH
4	99	H21	Woolnough House EPH
4	123	H52	Willow House EPH
4	125	H51	Morrell House EPH
4	172	H7	Bootham Crescent Football Stadium
4	180	H50	Malton Road site, York
4	187	ST30	Land to the North of Stockton Lane
4	192	H12	Land RO Stockton lane off Greenfield Park Drive
4	293	ST5	York Central
4	320	ST11	New Lane, Huntington
4	472	H1	Former Gas Site, 24 Heworth Green
4	485	ST17	Nestle South
4	651	H25	Heworth Green North (Forum Site)
4	654	H19	Land at Mill Mount
4	828	H56	Land at Hull Road
4	850	ST7	East of Metcalfe lane
4	853	H3	Revised Burnholme School
4	656	H10	Barbican
5	83	H53	Land at Main Street, Knapton
5	124	H20	Oakhaven EPH
5	295	ST1	Amalgamated Sites at British Sugar

ZONE	Site Ref	Site Allocation Ref	Site Name
5	321	ST2	Amalgamated sites at Millfield lane/A59
5	677	H38	Land RO Rufforth Primary School
5	742	H57 (E16)	Poppleton Garden Centre
5	779	ST29	South of Boroughbridge Road
5	854	H5	Revised Lowfields School
6	8	H34	Land North of Church Lane, Skelton
6	49	H27	Land at Brecks Lane, Strensall
6	179	H54	Whiteland Field
6	182	H46	Land to the North of Willow Bank, Earswick
6	305	H37	Land at Greystones Court, Haxby
6	322	H30	Amalgamated sites South of Strensall
6	757	H48	Haxby Hall EPH
6	823	ST9	North of Haxby
6	848	ST14	Land to the West of Wigginton Road
6	849	ST8	Monks Cross North (revised boundary)
EMPLOYMENT SITES			
1	799	ST21	Designer Outlet
1	800	ST25	Land South of Designer Outlet
2	97	ST26	South of Elvington Airfield Business Park
2	599	E7	Wheldrake Industrial Estate
2	600	E8	Wheldrake Industrial Estate
2	602	E9	Elvington Industrial Estate
2	852	ST27	University Expansion
3	706	E10	Chessingham Park, Dunnington
4	35	ST4	Land Adj Hull Road - Grimston Bar
4	64	E5	Land at Layerthorpe and James St
4	181	ST6	Land East of Grimston Bar
4	307	E4	Land at Layerthorpe and James Street
4	639	E11	Annamine Nurseries
4	829	ST32	Hungate
5	684	E12	York Business Park
5	742	H57 /E16	Poppleton Garden Centre
5	847	ST19/ E17	Northminster Business Park
6	635	E2	Land north of Monks Cross Drive
6	724	ST18	Monks Cross North

HOUSING SITES SA

ZONE	Site Ref	Site Allocation	Site Name	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	Summary
1	58	H8	Askham Bar Park and Ride Site	+	+	+	n/a	++	+	-	++	○	○	○	○	○	<p>This site may provide 50 homes and therefore scores positively in relation to meeting housing need. This site has good access to services and facilities as well as transport. Consequently, the site scores positively in relation to objectives regarding health, transport, education, equality and accessibility. Potential positives are also identified in relation to reducing the impact on climate change and in terms of land use given that the site is brownfield. The site scores negatively in relation to biodiversity due to being close proximity to a SSSI (Askham Bogg). Neutral impacts are identified for flood risk, heritage and landscape.</p>
1	131	ST13	Land at Moor Lane, Copmanthor	++	++	+	n/a	+	+	○	--	○	○	○	○	○	<p>The site may provide 125 houses and therefore is likely to be significantly positive for meeting housing need. This site has good access to services and transport</p>

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
																	routes in the centre of Copmanthorpe. Consequently, the site scores positively in relation to objectives regarding health, transport, education, equality and accessibility. The site scores negatively in relation to land use given that the site is greenfield. Neutral impacts on flood risk, heritage and landscape are identified.
1	166	H29	Land at Moor Lane, Copmanthorpe	+	++	-	n/a		+	○	--	○	○	○	○	-	○ The site may provide 88 houses and therefore is likely to be positive for meeting housing need. This site has good access to services and transport routes in the centre of Copmanthorpe. Consequently, the site scores positively in relation to objectives regarding health, transport, education, equality and accessibility. The site scores negatively in relation to land use given that the site is greenfield. Neutral impacts on flood risk, heritage and landscape are identified.
1	177	H9	Land off Askham Lane, York	+	+	+	n/a	+	+	○	--	○	○	○	-	-	○ This site may provide up to 42 houses and therefore is likely to be positive for housing need. The site has access to services and facilities and consequently scores positively in relation to objectives regarding Health, Transport, Education, Equality and Accessibility. The site scores negatively in

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
1	185	ST31	Land to the South of Tadcaster Road	++	++	-	n/a		+	-	--	O	O	O	-	-	<p>relation to landscape given that the site is greenfield and good agricultural land. The site also scores negatively in relation to heritage and landscape given that the site starts to erode the rural edge bringing the urban fringe closer to the ring road.</p> <p>The site may provide 170 houses and therefore is likely to be significantly positive for meeting housing need. This site has good access to services and transport routes adjacent to and in the centre of Copmanthorpe. Consequently, the site scores positively in relation to objectives regarding health, transport, education, equality and accessibility. The site scores more negatively in relation to education given the nursery/primary school are around 800m away. There are potential negative impacts identified due to the site being adjacent to Non statutory NC designation site and it is within 250m of a Statutory Nature Conservation site (SSSI- Askham Bogg), although the site is separated to this by the A64. The site also scores negatively for land use given that it is greenfield. Potential negative effects are identified for landscape given that development will</p>

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
1	193	H40	West Fields Copmanthorpe	+	++	+	n/a	+	+	O	--	O	O	O	O	O	change the setting of Copmanthorpe when approaching from the north along Tadcaster Road and reduce separation from the urban fringe. Mitigation would be required to minimise any impacts and should be delivered as part of a landscape strategy incorporated into masterplanning. The site may provide 26 houses and therefore is likely to be positive for meeting housing need. This site has good access to services and transport routes in the centre of Copmanthorpe. Consequently, the site scores positively in relation to objectives regarding health, transport, education, equality and accessibility. The site scores negatively in relation to land use given that the site is greenfield. Neutral impacts on flood risk, heritage and landscape are identified.
1	194	H43	Manor Farm Yard, Copmanthorpe	+	++	+	n/a	+	+	O	-	O	O	O	-	O	The site may provide 9 houses and therefore is likely to be positive for meeting housing need. This site has good access to services and transport routes in the centre of Copmanthorpe. Consequently, the site scores positively in relation to objectives regarding health, transport, education, equality and accessibility. The site scores

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
1	627	H11	Land at Frederick House, Fulford Road	+	+	n/a	++	+	O	++	O	-	O	-	O	<p>negatively for land use given that the site is greenfield and for heritage given the location close to the historic village centre/conservation area. Neutral impacts on flood risk and landscape are identified.</p> <p>The site may provide 33 houses and therefore is likely to be positive for meeting housing need. This site has good access to services and facilities and consequently scores positively in relation to objectives regarding Housing, Health, Education and equality. Potential positive impacts are also identified for land use given that the site is brownfield. The site scores more negatively in relation to air quality as the site is within 50m of an Air Quality Management Are. Heritage is also identified more negatively given its proximity to Fulford Conservation Area.</p>
1	696	H2A	Land at Racecourse Tadcaster Road	+	+	n/a	++	+	-	+/-	--	O	O	-	-	<p>The site may provide 25 houses and therefore is likely to be positive for meeting housing need. This site has good access to transport and facilities. Consequently it scores positively in relation to objectives regarding Health, Transport and Equality and Accessibility. The site only has access</p>

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
1	696	H2B	Land at Cherry Lane	+	+	n/a	++	+	-	--	--	O	O	-	-	<p>to a nursery and therefore scores more negatively in relation to access to education. The site scores negatively for biodiversity as it is adjacent to a Non statutory NC designation site. As the site is both a mix of brownfield and greenfield, it is recognised to have both positive and negative effects for land use. The site also score negatively heritage given that it is located within an area of archaeological importance (near Cherry Lane) and is known to be of historic interest. Furthermore, there is a potential negative score for landscape because Cherry Lane has a rural character, which may be impacted by any development.</p> <p>The site may provide 25 houses and therefore is likely to be positive for meeting housing need. This site has good access to transport and facilities. Consequently it scores positively in relation to objectives regarding Health, Transport and Equality and Accessibility. The site only has access to a nursery and therefore scores more negatively in relation to access to education. The site scores negatively for biodiversity as it is adjacent to a Non statutory NC designation site. As the site is both a mix of</p>

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
1	719	ST16	Terrys factory car park	+	++	+	n/ a	++	+	-	++	-	+	-	-	<p>brownfield and greenfield, it is recognised to have both positive and negative effects for land use. The site also score negatively heritage given that it is located within an area of archaeological importance (near Cherry Lane) and is known to be of historic interest. Furthermore, a negative score for landscape recognises that Cherry Lane has a rural character which may be impacted by any development.</p> <p>The site may provide 33 houses and therefore is likely to be positive for meeting housing need. This site has good access to services and transport routes. Consequently, objectives regarding health, transport and equality and accessibility are scored positively. Potential positives are also identified in relation to reducing the impact on climate change and in terms of land use given that the site is brownfield. The site scores more negatively in relation to biodiversity as it is within 50m of the River Ouse which is a Site of Interest for Nature Conservation. Potential negative effects are identified in relation to heritage as there are listed buildings on site and the former factory site has its own Conservation Area.</p>

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
1	723	ST12	Land at Manor Heath Road, Copmanthorpe	++	++	-	n/a	+	+	O	--	--	O	O	-	O	In addition, there are views across the car park from the river towards the landmark Terry's Clock Tower. Any effects should be mitigated through high quality design and landscaping.
1	824	ST16	Terrys Chocolate	++	++	++	n/a	++	+	-	++	--	O	O	-	O	The site may provide 421 houses and therefore is likely to be significantly positive for meeting housing need. This site has good access to services and transport routes in the centre of Copmanthorpe. Consequently, the site scores positively in relation to objectives regarding health, transport, education, equality and accessibility. The site scores negatively in relation to land use given that the site is greenfield. Neutral impacts on flood risk and biodiversity. Potential negative impacts are identified for heritage given the potential for significant archaeological deposits in this location. Negative and neutral effects on landscape are also identified given that the visual edge of the village would be brought forward towards the A64 and it would change the open setting of the countryside in this location.
1	824	ST16	Terrys Chocolate	++	++	++	n/a	++	+	-	++	--	O	O	-	O	The site may provide 190 houses and therefore is likely to be significantly positive

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
		Factory				a										for meeting housing need. This site has good access to services and transport routes. Consequently, objectives regarding health, transport and equality and accessibility are scored positively. Potential positives are also identified in relation to reducing the impact on climate change and in terms of land use given that the site is brownfield. The site scores more negatively in relation to biodiversity as it is within 500m of Fulford Ings SSSI. Potential negative effects are identified in relation to heritage as there are listed buildings on site and the former factory site has its own Conservation Area. Any effects should be mitigated through high quality design and landscaping.
1	832	H6				n/a	++	+	0	-	0	0	0	-	-	Provision of residential care facilities is likely to have a positive effect in helping to meet the diverse housing needs of the York's population. This site has good access to services and transport routes. Consequently the site score significantly positively for education, transport and access to services. The site scores more negatively in terms of land use given that the site is greenfield. It also scores negatively in relation to heritage

					SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
2	11	H28	Land to north of North Lane, Wheldrake		+	++	-	n/a	+	+	O	--	--	O	O	-	-	because there is well preserved ridge and furrow on the site and there is potential for archaeological deposits. Furthermore, potential negative effects are identified for landscape given that the area has a parkland quality and good existing trees/hedges. Development may negatively affect these assets and bring development closer to the ring road.
																		The site may provide 88 houses and therefore is likely to be positive for meeting housing need. This site has good access to services and transport routes and therefore scores positively against these objectives. There is also a primary school within 400m although no other educational establishments. The site scores more negatively in terms of land use and water given that the site is greenfield and is within proximity of a water body. The site also score negatively for heritage given that historic field patterns are retained through hedgerows. It scores significantly negatively for landscape given that the field patterns are the only remaining original village backplots to the north of Wheldrake. Development in this location therefore is

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
2	55	H26	Land at Dauby Lane, Elvington, York	++	++	+	n/a		+	-	--	--	O	O	O	O	likely to negatively impact on the village setting.
2	95	H39	North of Church lane Elvington	+	+	+	n/a	+	+	--	--	O	O	O	O	O	The site may provide 114 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to some services and non-frequent transport routes within the centre of Elvington (around 800m). The site scores positively for education due to being within proximity of primary school and a nursery. Potential positives are also identified in relation to reducing the impact on climate change. The site scores more negatively in relation to biodiversity due to being adjacent to Non statutory NC designation sites. The site also scores negatively in terms of land use given that the site is greenfield. Neutral impacts are identified for heritage and landscape.
2	95	H39	North of Church lane Elvington	+	+	+	n/a	+	+	--	--	O	O	O	O	O	The site may provide 32 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to some services and non-frequent transport routes within the centre of Elvington (around 800m). The site scores positively for education due to being within proximity of primary school and a nursery.

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
2	851	ST34	Land to the west of Elvington lane	++	--	-	n/a		+	-	+	-	-	-	-	<p>Potential positives are also identified in relation to reducing the impact on climate change. The site scores more negatively in relation to biodiversity due to being within 250m of a Statutory Nature Conservation Site – River Derwent SAC/SPA/RASMSAR. The site also scores negatively in terms of land use given that the site is greenfield. Neutral impacts are identified for flood risk, heritage and landscape.</p> <p>The site may provide over 3000 houses and therefore is likely to be significantly positive for meeting housing need. This site currently has poor access to services and facilities. However, due to the scale of the potential development commensurate facilities and transport links would need to be provided as part of any development. The site has the potential for district heating and may therefore have positive impacts on climate change. Negative impacts on biodiversity are also identified due to the proximity of the site to a Statutory Nature Conservation site (SSSI- Heslington Tillmire) and non statutory (SINC) designations on Elvington Airfield. Suitable mitigation would be required to mitigate any identified effects on biodiversity</p>

	SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
2	855	ST33	Land at Station Yard Wheldrake	++	++	-	n/a	+	+	O	+	--	O	O	O	O	developed as part of a landscape strategy incorporated into masterplanning. The site may provide 147 houses and therefore is likely to be significantly positive for meeting housing need. This site has good access to services and transport routes and therefore scores positively against these objectives. There is also a primary school partly within 800m although no other educational establishments. The site its mixed brownfield/greenfield and therefore has both positive and negative impacts on land use. Neutral impacts are identified for flood risk, heritage and landscape objectives.
3	52	H35	Land at Intake Lane, Dunnington, York	+	++	--	n/a		+	O	--	--	O	O	O	O	The site may provide 44 houses and therefore is likely to be positive for meeting housing need. This site has some access to facilities within 800m but no access to educational facilities. The site also has no direct access to a carriageway impeding access to the site. The site scores negatively for land use given that the site is greenfield. Neutral effects are identified for flood risk, heritage and landscape objectives.

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
3	300	H31	Eastfield Lane, Dunnington	+	++	-	n/a	+	+	--	○	○	○	○	○	<p>The site may provide 84 houses and therefore is likely to be positive for meeting housing need. This site has good access to services and facilities within the centre of Dunnington. Consequently the site scores positively in relation to objectives regarding health, transport, equality and accessibility. The site scores more negatively in relation to education as there are no schools within 800m of the site. The site also scores negatively in relation to land use given that the site is greenfield. Neutral effects are identified for flood risk, heritage and landscape objectives.</p>
3	827	H33	Water Tower, Dunnington	+	++	+	n/a	+	○	--	○	○	○	-	-	<p>The site may provide 55 houses and therefore is likely to be positive for meeting housing need. This site has good access to services and facilities within the centre of Dunnington. Consequently the site scores positively in relation to objectives regarding health, transport, equality and accessibility. The site also scores positively in relation to education as there is a primary school within proximity of the site. The site scores negatively in relation to land use given that the site is greenfield. It also scores negatively in relation to heritage and landscape as</p>

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
4	35	ST4	Land Adj Hull Road - Grimston Bar	++	+	+	n/ a	++	+	O	--	O	O	O	-	-	there is potential for archaeological deposits and ridge and furrow on the site. In addition, it is considered that there may be a negative impact on the setting of the north of the village through urbanising development.
4	59	H22	Heworth Lighthouse	+	++	+	n/ a	++	+	O	++	O	O	O	O	O	The site may provide 211 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to services and facilities along Hull Road and consequently scores positively in relation to objectives regarding Health, Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change. The site scores negatively in relation to cultural heritage and landscape due to the potential for significant archaeological deposits and its topography making the site visually prominent. The site also scores negatively in terms of land use given that the site is greenfield.
4				+	++	+	n/ a	++	+	O	++	O	O	O	O	O	The site may provide 15 houses and therefore is likely to be positive for meeting housing need. This site has access to transport services and facilities and consequently scores positively in relation to objectives regarding Health, Transport and

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
																	Equality and Accessibility. Land use is also identified as positive given that the site is brownfield. Neutral effects are identified for biodiversity, flood risk, heritage and landscape objectives.
4	64	H55	Land at Layerthorpe and James St	+	++	+	n/a	++	+	O	++	O	I	O	O	O	The site may provide 20 houses and therefore is likely to be positive for meeting housing need. This site has good access to transport routes and facilities in the city centre as well as Layerthorpe. Consequently it scores positively in relation to objectives regarding Health, Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change and in terms of land use given that the site is brownfield. Neutral impacts are identified on flood risk, heritage and landscape objectives.
4	98	H23	Grove House EPH	+	++	++	n/a	++	+	O	++	O	I	O	-	O	The site may provide 11 houses and therefore is likely to be positive for meeting housing need. This site has good access to services and facilities and consequently scores positively in relation to objectives regarding Health, Transport, Education,

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
4	99	H21	Woolnough House EPH	+	++	++	n/a	++	+	O	++	O	O	O	O	O	<p>Equality and Accessibility. Land use of also scored positively given that the site is brownfield. The site is located within an area of archaeological importance and may have deposits of interest on the site. Neutral impacts are identified for flood risk and landscape objectives.</p> <p>The site may provide 12 houses and therefore is likely to be positive for meeting housing need. This site has good access to services and facilities and consequently scores positively in relation to objectives regarding Health, Transport, Education, Equality and Accessibility. Land use of also scored positively given that the site is brownfield. Neutral impacts are identified for biodiversity, flood risk, heritage and landscape objectives.</p>
4	123	H52	Willow House EPH	+	+	-	n/a	++	+	O	++	O	-	O	-	O	<p>The site may provide 10 houses and therefore is likely to be positive for meeting housing need. This site has access to services and facilities and consequently scores positively in relation to objectives regarding Housing, Health, Transport, Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change. The</p>

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
4	125	H51	Morrell House EPH	+	+	+	n/a	+	+	O	++	O	O	O	O	O	<p>site scores more negatively in relation to education but has access to a nursery within 800m. The site is also within proximity of an AQMA but given the small scale of development is unlikely to negatively effect this. Potential negative effects are also identified in relation to heritage given the site is within Area of Archaeological Importance and there are significant archaeological remains known across whole area. Neutral impacts are identified for biodiversity, flood risk and landscape.</p> <p>The site may provide 12 houses and therefore is likely to be positive for meeting housing need. This site has access to services and facilities and consequently scores positively in relation to objectives regarding Health, Transport, Education, Equality and Accessibility. Land use of also scored positively given that the site is brownfield. Neutral impacts are identified for flood risk, heritage and landscape objectives.</p>
4	172	H7	Bootham Crescent Football	+	++	++	n/a	++	+	O	++	O	O	O	-	O	<p>The site may provide 86 houses and therefore is likely to be positive for meeting housing need. This site has good access to services and facilities and consequently</p>

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
																scores positively in relation to objectives regarding Housing, Health, Transport, Education, Equality and Accessibility. Land use objectives are also positives given that the site is brownfield. The site also score a minor negative for heritage given that there is significant potential for archaeology. Neutral impacts are identified for flood risk and landscape objectives.
4	180	H50	Malton Road site, York	+	++	+	n/a	++	+	O	--	-	O	-	-	The site may provide 73 houses and therefore is likely to be positive for meeting housing need. This site has good access to transport services and facilities. Consequently the site scores positively in relation to objectives regarding Health, Transport, Education, Equality and Accessibility. The site scores negatively in relation to water and flood risk because it is within proximity of 10m of an existing waterbody and incorporates/is adjacent to a high flood risk zone. It also scores negatively in relation to heritage because there is potential for archaeological deposits and ridge and furrow is on the site. In addition, the site is located within a green wedge which contributes to the setting of York. Potential negative impacts on the

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
4	187	ST30	Land to the North of Stockton Lane	++	+	+	n/a	+	O	--	--	O	O	-	-	<p>landscape are also recognised. The site also scores negatively for land use given that the site is greenfield.</p> <p>The site may provide 165 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to transport services and facilities and consequently scores positively in relation to objectives regarding health, transport, education, equality and accessibility. The site scores negatively in terms of land use objective given it is greenfield. Potential negative effects are also identified in relation to heritage and landscape. This is because the field pattern may be remnant of medieval strip field systems and there it is considered that it contributes the historic village setting of Heworth.</p>
4	192	H12	Land RO Stockton lane off Greenfield Park Drive	+	+	+	n/a	++	O	-	O	O	O	O	O	<p>The site may provide 33 houses and therefore is likely to be significantly positive for meeting housing need. This site has good access to transport services and facilities and consequently scores positively in relation to objectives regarding health, transport, education, equality and accessibility. The site scores negatively in</p>

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
4	293	ST5	York Central	++	++	n/a	++	+	-	++	O	--	-	-	O	terms of land use given that the site is greenfield. Neutral effects are identified in relation to flood risk, heritage and landscape objectives. The site may provide 1500 houses and therefore is likely to be significantly positive for meeting housing need. This site has good access to services and facilities in the city centre as well as transport routes ,including the railway and bus hub. The site consequently scores significantly positively in relation to objectives regarding health, transport, education, equality and accessibility. It is anticipated that further local facilities may be required commensurate to the population. Land use objectives are also positive as this is a reuse of a brownfield site. The site scores more negatively in relation to biodiversity due to containing a Non statutory NC designation. It is also located within the city centre Air Quality Management Area and may have an effect on this, depending on transportation to and from the site. The site also has some areas of higher flood risk which would require mitigation. Negative effects against the heritage are identified due to listed

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
4	320	ST11	New Lane, Huntington	++	++	n/a	++	+	-	--	O	O	O	-	0	<p>buildings being within/adjacent to the site as well as the site being within an area of archaeological importance and close the historic core of the city.</p> <p>The site may provide 400 houses and therefore is likely to be significantly positive for meeting housing need. This site has good access to services and facilities at Monks Cross as well as transport routes, including a park and ride. The site consequently scores significantly positively in relation to objectives regarding health, transport, education, equality and accessibility. Land use objectives are negative as this is a greenfield site. Negative effects against the heritage are also identified due to a scheduled ancient monument being within/adjacent to the site and the potential for significant further archaeological deposits. Landscape is mixed neutral and negative given that this site provides a green space/ rural character to New Lane and therefore contributes to the rural setting of the eastern edge of Huntington, but not considered to contribute to the wider setting of the city.</p>

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
4	472	H1	Former Gas Site, 24 Heworth Green	++	++	++	++	+	O	++	O	-	O	-	O	The site may provide 317 houses and therefore is likely to be significantly positive for meeting housing need. This site has good access to services and facilities in the city centre as well as transport routes. The site consequently scores significantly positively in relation to objectives regarding health, transport, education, equality and accessibility. Land use objectives are also positive as this is a reuse of a brownfield site although there may be contamination due to the sites former use. Negative effects against the heritage are identified due to the location of a known roman burial site within the site boundary and the potential for archaeology. Neutral effects are identified for biodiversity, flood risk and landscape objectives.
4	485	ST17	Nestle South	++	+	++	++	O	O	++	O	I	O	-	+	The site may provide 315 houses and therefore is likely to be significantly positive for meeting housing need. This site has good access to services and facilities and consequently scores positively in relation to objectives regarding Health, Transport, Education, Equality and Accessibility. Potential positives are also identified in relation to landscape and land use through

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
4	651	H25	Heworth Green North (Forum Site)	+	++	++	n/a	++	+	O	++	O	-	O	O	O	<p>re- development of the brownfield site. Potential negative effects are identified in relation to heritage due to listed buildings in/adjacent to the site. Neutral impacts are identified for biodiversity and flood risk.</p> <p>The site may provide 20 houses and therefore is likely to be positive for meeting housing need. This site has good access to transport routes and facilities in the city centre as well as layerthorpe. Consequently it scores positively in relation to objectives regarding Health, Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change and in terms of land use given that the site is brownfield. Neutral impacts are identified on biodiversity, flood risk, heritage and landscape objectives.</p>
4	654	H19	Land at Mill Mount	+	++	++	n/a	++	+	O	++	O	O	O	-	O	<p>The site may provide 20 houses and therefore is likely to be positive for meeting housing need. This site has good access to transport routes and facilities in the city centre as well as layerthorpe. Consequently it scores positively in relation to objectives regarding Health, Transport and Equality and Accessibility. Potential positives are</p>

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
4	828	H56	Land at Hull Road	++	++	n/a	++	+	O	+	O	--	O	-	0	<p>also identified in relation to reducing the impact on climate change and in terms of land use given that the site is brownfield. A minor negative is identified for heritage due to the potential for archaeology as the site is located within an area of archaeological importance. Neutral impacts are identified on biodiversity, flood risk and landscape objectives.</p> <p>The site may provide 190 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to services and facilities along Hull Road and consequently scores positively in relation to objectives regarding health, education, transport and equality and accessibility. The site scores negatively in relation to air quality as it is within proximity of an AQMA. cultural heritage due to the potential for archaeological deposits. Neutral impacts are identified on biodiversity, flood risk and landscape objectives.</p>
4	850	ST7	East of Metcalfe lane	++	-	n/a	+	+	O	--	--	O	0	-	-	<p>The site may provide 845 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to existing facilities and transport routes. Consequently it scores positively in</p>

SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15

relation to objectives regarding transport, education, equality and accessibility. There is a lack of openspace however and has therefore been identified more negatively in relation to the health objective. Mitigation would be necessary to ensure access to commensurate openspace for the population. Potential positives are also identified in relation to reducing the impact on climate change given the size of the site and potential for district heating. The site scores negatively in terms of land use given that the site is greenfield and good quality agricultural land. Effects on the flood risk objective are identified as mixed given that the majority of the site is at low risk but there is an area of higher risk areas within the site/bordering the northern boundary. Potential negative effects have also been identified in relation to heritage given the potential for significant archaeological deposits and known deposits around the farm stead included in the centre of the site. The landscape objective is also identified as potentially negative given potential views into and out of the site towards the city centre. Potential impacts are also identified in relation to the setting of Osbaldwick

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
4	853	H3	Revised Burnholme School	+	++	+	n/a	+	+	O	++	O	O	O	O	O	<p>Conservation Area. Mitigation would be required to minimise impacts on the landscape and should be development of a landscape strategy incorporated into masterplanning..</p> <p>The site may provide 80 houses and therefore is likely to be positive for meeting housing need. This site has access to services and facilities as well as transport connections and consequently scores positively in relation to objectives regarding health, education, transport and equality and accessibility. Positive effects on land use are also identified given that the site is brownfield. Neutral impacts are identified on biodiversity, flood risk, heritage and landscape objectives.</p>
4	656	H10	Barbican	++	+	+	n/a	++	+	O	++	O	-	O	-	O	<p>The site may provide 187 houses and therefore is likely to be significantly positive for meeting housing need. This site has very good access to services and facilities as well as transport connections and consequently scores positively in relation to objectives regarding health, education, transport and equality and accessibility. Land use is also positive given that the site is brownfield. Negative impacts have been</p>

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
5	83	H53	Land at Main Street, Knapton	+	+	--	n/a	+	+	O	-	O	O	O	-	-	identified in relation to air quality and heritage given the site is adjacent an AQMA and there the site is within an Area of Archaeological Importance so there is the possibility of archaeological deposits. Neutral impacts are identified on biodiversity, flood risk and landscape objectives.
				+	+	+	+	+	+	O	-	O	O	O	-	-	The site may provide 11 houses and therefore is likely to be positive for meeting housing need. This site has access to services and transport routes and consequently scores positively in relation to objectives regarding health, transport, equality and accessibility. The site scores more negatively in relation to education however, as there are no schools within 800m of the site and few openspaces. The site also scores negatively in terms of land use given that the site is greenfield. Potential negative effects are identified in relation to heritage and landscape as there is the potential are archaeological deposits and this would be development where the openspace may contribute to the setting of the village.

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
5	124	H20	Oakhaven EPH	+	++	+	n/a	++	+	O	++	O	O	O	O	<p>The site may provide 17 houses and therefore is likely to be positive for meeting housing need. This site has access to services and facilities as well as transport connections and consequently scores positively in relation to objectives regarding health, education, transport and equality and accessibility. Positive effects on land use are also identified given that the site is brownfield. Neutral impacts are identified on biodiversity, flood risk, heritage and landscape objectives.</p>
5	295	ST1	Amalgamated Sites at British Sugar	++	++	+	n/a	++	+	--	++	O	O	O	O	<p>The site may provide 1140 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to services and facilities as well as transport connections and consequently scores positively in relation to objectives regarding health, education, transport and equality and accessibility. Further facilities commensurate to population may be required. Positive effects on land use are also identified given that the site is brownfield. The site scores more negatively in relation to biodiversity due to containing a non- statutory NC designation site and being within 250m of a Statutory Nature</p>

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
5	321	ST2	Amalgamated sites at Millfield lane/A59	++	+	n/a	++	+	0	+	0	0	0	-	-	<p>Conservation site. The site is also within close proximity of the river but has low flood risk. Negative and positive impacts are identified in relation to the water objective given that it is close proximity to the river but remediation of the existing site is also likely to be positive. Mixed effects are also identified for landscape and heritage given an acknowledgement of potential archaeological deposits remaining around the existing industrial use and views towards the city centre.</p> <p>The site may provide 292 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to services and facilities as well as transport connections and consequently scores positively in relation to objectives regarding health, education, transport and equality and accessibility. The land is mixed greenfield/brownfield which has positive negative effects for land use objectives. Potential negative effects are identified for heritage and landscape given that the site may have archaeological deposits and has an existing post medieval field boundary across the site. Site forms part of the rural</p>

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
5	677	H38														edge of the city but development will only have a minor effect on setting as other developments in the area have already made impact on the area.
5	677	H38														The site may provide 33 houses and therefore is likely to be positive for meeting housing need. This site has access to services and facilities as well as transport connections in the centre of the village and consequently scores positively for objectives regarding health, education, transport and equality and accessibility. Negative effects are identified for landuse and flood risk given that it is greenfield and is partly at higher flood risk. Neutral impacts are identified on biodiversity, flood risk, heritage and landscape objectives.
5	742	H57 (E16)														The site may provide 93 houses and therefore is likely to be positive for meeting housing need. This site has good access to transport routes given the proximity of the park and ride as well as the railway station. Consequently the site scores positively in relation to objectives regarding Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change and

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
5	779	ST29	South of Boroughbridge Road	++	+	+	++		O	--	--	O	O	-	-	<p>in terms of land use given that the site is brownfield. The site scores negatively in relation to education as there is no access to a nursery without crossing the ring road. In addition, biodiversity is scored as minor negative due to being adjacent to non statutory NC designation site. There may also be archaeological deposits of interest on this site. Neutral impacts are anticipated on the landscape in this given the nature of existing development and flood risk objectives.</p> <p>The site may provide 135 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to services and facilities as well as transport connections in the centre along Boroughbridge Road and consequently scores positively for objectives regarding health, education, transport and equality and accessibility. Negative effects are identified for land use given that it is greenfield. Negative impacts are also identified in relation to heritage and landscape given that this would bring development further towards the ring road and may have an effect on eroding the rural edge and</p>

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15		
5	854	H5	Revised Lowfields School	++	++	++	n/a	+	+	O	++	O	O	O	O	0	-	therefore the setting of the city. Neutral impacts are identified on biodiversity and flood risk objectives. The site may provide 137 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to services and facilities as well as transport connections and consequently scores positively in relation to objectives regarding health, education, transport and equality and accessibility. Positive effects on land use are also identified given that the site is brownfield. However, some of the playing field is taken for development which will infill currently an openspace in a residential area. Neutral impacts are identified on biodiversity, flood risk and heritage objectives.
6	8	H34	Land North of Church Lane, Skelton	+	++	-	n/a	+	+	-	--	--	O	O	-	O	0	The site may provide 49 houses and therefore is likely to be positive for meeting housing need. This site has access to services and facilities within the village as well as transport connections along the A19 and consequently scores positively for objectives regarding health, education, transport and equality and accessibility. Negative effects are identified for land use

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
6	49	H27	Land at Brecks Lane, Strensall	++	+	--	n/a		+	-	--	0	0	0	-	0	<p>given that it is greenfield. Negative impacts are also identified in relation to heritage due to potential for archaeology and on biodiversity as there is a site of local interest adjacent to the boundary. Neutral impacts are identified on flood risk and landscape objectives.</p> <p>The site may provide 102 houses and therefore is likely to be significantly positive for meeting housing need. This site has limited access to services and transport routes but does score positively in relation to the health objective and transport given it access to the transport network and a frequent bus route. The site scores more negatively in relation to education however, as there are no schools within 800m of the site and few designated openspaces. The site also scores negatively in terms of land use given that the site is greenfield. Potential negative effects are identified in relation to heritage as there is the potential are archaeological deposits. Neutral impacts are identified on flood risk, although it is acknowledged that the site borders the river to the northern boundary, and landscape objectives.</p>

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
6	179	H54	Whiteland Field	+	+	-	n/a	+	O	--	O	O	O	-	O	The site may provide 49 houses and therefore is likely to be positive for meeting housing need. This site has access to services and transport routes and therefore scores positively in relation to the health and transport objectives. The site scores more negatively in relation to education however, as the primary school is within 800m of the site. The site also scores negatively in terms of land use given that the site is greenfield. Potential negative effects are identified in relation to heritage as there is the potential for archaeological deposits. Neutral impacts are identified on flood risk and biodiversity objectives.
6	182	H46	Land to the North of Willow Bank, Earswick	++	++	++	n/a	+	-	--	O	O	O	-	-	The site may provide 104 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to services and facilities as well as transport connections and consequently scores significantly positively in relation to objectives regarding health, education, transport and equality and accessibility. Negative effects on land use are identified given that the site is greenfield. Potential negative effects are identified in relation to heritage as there is the potential for

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
6	305	H37	Land at Greystones Court, Haxby	+	+	+	n/a	+	+	-	--	--	O	O	-	-	archaeological deposits. Negative effects on landscape have also potentially been identified given that this would be infill of an openspace in a residential area leading out to more open countryside. The site is also within proximity of a non-statutory nature conservation designation. Neutral impacts are identified on the flood risk objective.
				+	+	+	n/a	+	+	-	--	--	O	O	-	-	The site may provide 34 houses and therefore is likely to be positive for meeting housing need. This site has access to services and facilities as well as transport connections and consequently scores positively in relation to objectives regarding health, education, transport and equality and accessibility. Negative effects on land use are identified given that the site is greenfield. Potential negative effects are identified in relation to heritage as there is the potential for archaeological deposits. Negative effects on landscape have also potentially been identified given that this would move development closer towards the outer ring-road. Potential negative effects are also identified given its proximity to an existing water course. Neutral impacts are identified on biodiversity and flood risk objectives.

			SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
6	322	H30	Amalgamated sites South of Strensall	+	++	-	n/a	+	-	--	--	O	O	-	-	The site may provide 71 houses and therefore is likely to be positive for meeting housing need. This site has access to services and transport routes and therefore scores positively in relation to the health and transport objectives. The site scores more negatively in relation to education however, as the primary school is within 800m of the site. There are also identified potential negative effects due to an adjacent nature conservation site and the proximity of a statutory nature conservation designation. The site also scores negatively in terms of land use given that the site is greenfield. Potential negative effects are identified in relation to heritage given the potential for archaeological deposits. Potential negative impacts are also potentially identified on landscape due to the site containing medieval strip fields which provide an important setting for the historic village of Strensall. Neutral impacts are identified on the flood risk objective.
6	757	H48	Haxby Hall EPH	+	++	+	n/a	+	O	++	O	O	O	-	O	The site may provide 17 houses and therefore is likely to be positive for meeting housing need. This site has access to services and facilities as well as transport

				SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
6	823	ST9	North of Haxby	++	++	+	n/a	+	+	O	--	--	O	O	-	-	connections and consequently scores positively in relation to objectives regarding health, education, transport and equality and accessibility. Positive effects on land use are also identified given that the site is brownfield. Potential negative effects are identified in relation to heritage given the potential for archaeological deposits. Neutral impacts are identified on biodiversity, flood risk, and landscape objectives.
6	848	ST14	Land to the West of	++	-	-	n/a	I	+	O	--	--	O	O	-	-	The site may provide 875 houses and therefore is likely to be significantly positive for meeting housing need. This site has access to services and transport routes and therefore scores positively in relation to the health, education and transport objectives. The site also scores negatively in terms of land use given that the site is greenfield. Potential negative effects are identified in relation to heritage given the potential for archaeological deposits and existing medieval strip fields which provide an important setting for the historic village of Haxby. Neutral impacts are identified on flood risk and biodiversity objectives.

		SAO 1	SAO 2	SAO 3	SAO 4	SAO 5/6	SAO 7	SAO 8	SAO 9	SAO 10	SAO 12	SAO 13	SAO 14	SAO 15	
	Wigginton Road				a										positive for meeting housing need. This site currently has limited access to services at Clifton Moor (partly within 800m) . However, due to the scale of the potential development commensurate facilities and transport links would need to be provided as part of any development, including pedestrian and cyclelinks to the existing facilities at Clifton Moor.. The site has the potential for district heating and may therefore have positive impacts on climate change. The site is greenfield which is negative for land use. Potential negative effects are identified for heritage due to the known potential for significant archaeological deposits in this location. Further investigation is required to ensure appropriate mitigation. Although the site has moved away from the village of Skelton and further north from the ring-road, there is still potential impacts on the landscape through development of currently open countryside. Mitigation would be required to minimise impacts on the landscape and an appropriate landscape strategy will be required through site masterplanning. Neutral impacts are identified for flood risk and biodiversity objectives.

6	849	ST8	Monks Cross North (revised boundary)	SAO 1 ++	SAO 2 ++	SAO 3 +	SAO 4 n/ a	SAO 5/6 ++	SAO 7 +	SAO 8 O	SAO 9 --	SAO 10 --	SAO 12 O	SAO 13 O	SAO 14 -	SAO 15 -	<p>The site may provide 968 houses and therefore is likely to be significantly positive for meeting housing need. This site has good access to services and facilities at Monks Cross as well as transport routes, including a park and ride. The site consequently scores significantly positively in relation to objectives regarding health, transport, education, equality and accessibility. Land use objectives are negative as this is a greenfield site. Negative effects against the heritage are also identified due to the potential for significant archaeological deposits and existence of medieval field boundaries/ridge and furrow. Although the development leaves a green space between Huntington and the site boundary, there may be potential impacts on the landscape given that development will potentially have a urbanising effect on the rural character and potentially on the setting of the city as experienced from the ring-road, although it is acknowledged that moving the site boundary to North Lane lessens this impact on the northern extent closer to the ring road. Neutral effects are identified for flood risk and biodiversity.</p>
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EMPLOYMENT SITES SA

Consultation Zone	Site Ref	Site Allocation Ref	Site Name	SA	SAO	Health	Education	Economy	Accessibility & Transport	Climate Change	Biodiversity	Land Use	Water	Air Quality	Flood Risk	Cultural Heritage	Landscape	Summary	
1	799	ST21	Designer Outlet	SA 01	SAO 2	+	-	+	++	○	-	-	○	○	○	○	○	○	<p>This site scores positively in relation to the economy given that it is likely to create up to 100 jobs. This site has good access to services and facilities at the Designer Outlet including the park and ride. Consequently this site scores positively in relation to objectives regarding Health, Transport and Equality and Accessibility. The site scores negatively in relation to education as there are no nurseries within 800m of the site. In addition it scores negatively for biodiversity due to being adjacent to Non statutory NC designation and being within 500m of a Statutory Nature Conservation site. It also scores more negatively in terms of land use given that the site is</p>

			SA 01	SAO 2	SA 03	SAO 4	SAO 5/6	SAO 7	SA 08	SAO 9	SAO 10	SAO 12	SA 013	SAO 14	SAO 15	
1	800	ST25	Land South of Designer Outlet	+	-	++	++	O	-	--	O	O	-	-	-	greenfield.
																<p>This site is likely to create between 300-1200 jobs and is therefore likely to have a significant positive outcome for the economy. It has good access to services and facilities at the Designer Outlet including the park and ride. Consequently this site scores positively in relation to objectives regarding Health, Transport and Equality and Accessibility. The site scores negatively in relation to education as there are no nurseries within 800m of the site. In addition it scores negatively for biodiversity due to being adjacent to Non statutory NC designation and being within 500m of a Statutory Nature Conservation site. It also scores more negatively in terms of land use given that the site is greenfield. Flood risk is also negative as the site falls partly falls within Flood Zone 3a. In addition to this, the site scores more negatively in terms of land use and landscape given that the site is greenfield and currently a rural location with good vegetation</p>

			SA 01	SAO 2	SA 03	SAO 4	SAO 5/6	SAO 7	SA 08	SAO 9	SAO 10	SAO 12	SA 013	SAO 14	SAO 15
2	97	ST26	South of Elvington Airfield Business Park	n/a	++	++	++	+	-	--	--	O	O	O	-
															screening to the northern boundary.
															<p>This site is likely to create between 400-1500 jobs and is therefore likely to have a significant positive outcome for the economy. It also scores well for climate change due to the potential for district heating. This site scores significantly negatively/negatively for access to transport and Equality and Accessibility given the services and transport connections are over 800m away. There is also a potential negative impact on biodiversity due to being adjacent to Non statutory NC designation sites. It is also within 10m of a pond with the potential for wildlife. The site scores negatively in terms of land use and landscape given that the site is greenfield and could have a potential impact on the landscape.</p>
2	599	E7	Wheldrake Industrial Estate	n/a	-	+	+	+	O	++	O	O	O	O	O
															<p>This site scores positively/significantly positively in terms of Economy and climate change due to the potential for job creation and provision of district</p>

2	600	E8	Wheldrake Industrial Estate	n/a	SA 01	SAO 2	SA 03	SAO 4	SAO 5/6	SAO 7	SA 08	SAO 9	SAO 10	SAO 12	SA 013	SAO 14	SAO 15	heating. Potential positives are also identified in relation to land use given that the site is brownfield. This site has poor access to services and facilities and consequently score more negatively in terms of access equality and access.	
																			This site scores positively in terms of Economy and climate change due to the potential for job creation and provision of district heating. Potential positives are also identified in relation to land use given that the site is brownfield. This site has poor access to services and facilities and consequently score more negatively in terms of access equality and access. Neutral impacts are identified for flood risk, heritage and landscape.

2	602	E9	Elvington Industrial Estate	SA 01	n/a	SAO 2	++	SA 03	+	SAO 4	+	SAO 5/6		SAO 7	+	SA 08	O	SAO 9	++	SAO 10	O	SAO 12	O	SA 013	O	SAO 14	O	SAO 15	O	This site is likely to create between 50-200 jobs and is therefore likely to have a positive/significant positive outcomes for the economy. This site has good access to services and facilities and consequently scores positively in relation Health and access. Furthermore, the site is brownfield which is identified as positive for land use. In addition, there is a nursery partly within 400m of the site.. Neutral impacts are identified for flood risk, heritage and landscape.
2	852	ST27	University Expansion	n/a	n/a	SAO 2	--	SA 03	-	SAO 4	++	SAO 5/6	+	SAO 7	+	SA 08	O	SAO 9	--	SAO 10	--	SAO 12	O	SA 013	O	SAO 14	-	SAO 15	-	This site is likely to provide 20,000sqm of floorspace and create between 500-1200 jobs. It is therefore likely to have a significantly positive impact on the economy. This site currently scores positively in relation services and transport given the proximity of the existing university campus. It also scores positively in relation to climate change given the potential for district heating. The site scores negatively in terms of land use given that the site is greenfield. The site is adjacent to the new lake at the Heslington East

				SA O1	SAO 2	SA O3	SAO 4	SAO 5/6	SAO 7	SA O8	SAO 9	SAO 10	SAO 12	SA O13	SAO 14	SAO 15		
																	that the site is brownfield within an existing employment area. Neutral Impacts are identified for flood risk, heritage and landscape.	
4	35	ST4	Land Adj Hull Road - Grimston Bar	n/a	+	+	++	++	+	O	--	O	O	0	-	-	This site is likely to create between 300-800 jobs and is therefore likely to have a significantly positive impact on the economy. This site has good access to services and facilities along Hull Road and consequently scores positively in relation to objectives regarding Health, Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change. The site scores negatively in relation to cultural heritage and landscape due to the potential for significant archaeological deposits and its topography making the site visually prominent. The site also scores negatively in terms of land use given that the site is greenfield.	
4	64	E5	Land at Layerthorpe and James	n/a	++	+	++	++	+	O	++	O	I	0	O	O	This site scores positively for the economy given the potential to create up to 100 jobs. This site has good	

			SA 01	SAO 2	SA 03	SAO 4	SAO 5/6	SAO 7	SA 08	SAO 9	SAO 10	SAO 12	SA 013	SAO 14	SAO 15	
		St														access to transport routes and facilities. Consequently it scores positively in relation to objectives regarding Health, Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change and in terms of land use given that the site is brownfield. Neutral Impacts are identified for flood risk, heritage and landscape.
4	181	ST6	Land East of Grimston Bar	n/a	+	++	++	+	-	--	--	0	0	-	-	This site is likely to create between 280-1000 jobs and is therefore likely to have a significantly positive impact on the economy. This site has good access to transport, including the park and ride and consequently scores positively in relation to objectives regarding Transport and Equality and Accessibility. The site scores more negatively in relation to biodiversity due to being adjacent to Non statutory NC designation, and water given that it is within proximity of 10m of an existing waterbody. The site score negatively in relation to heritage and landscape due to its visually prominent location and

			SA 01	SAO 2	SA 03	SAO 4	SAO 5/6	SAO 7	SA 08	SAO 9	SAO 10	SAO 12	SA 013	SAO 14	SAO 15	
																potential to impact on the historic character and setting of York. The site also scores negatively in terms of land use given that the site is greenfield.
4	307	E4	Land at Layerthorpe and James Street	n/a	++	++	++	O	O	++	O	I	0	O	O	This site scores positively for the economy given the potential to create up to 100 jobs. This site has good access to services and facilities and consequently scores positively in relation to objectives regarding Health, Transport and Equality and Accessibility. Land use is also positive given that the site is brownfield.
4	639	E11	Annamine Nurseries	n/a	+	++	++	+	O	-	O	O	0	O	O	This site has good access to services and transport due to the proximity of Monks Cross. Consequently this site scores positively in relation to objectives regarding Health, Transport and Equality and Accessibility. The site scores negatively for land use given that the site is greenfield. Impacts on heritage and landscape are likely to be neutral given the urban location of the site and the surrounding uses.
4	829	ST32	Hungate	n/a	++	++	++	O	-	++	--	-	--	--	O	This site is likely to create up to 1000

5	684	E12	York Business Park	SA O1	SAO 2	SA O3	SAO 4	SAO 5/6	SAO 7	SA O8	SAO 9	SAO 10	SAO 12	SA O13	SAO 14	SAO 15	<p>jobs and is therefore likely to have a significantly positive impact on the economy. Significantly positive effects are also identified for Transport and Equality and Accessibility due to the site's city centre location and its proximity to facilities and transport routes. Land use is also score positively given that the site is brownfield. The site scores more negatively in relation to biodiversity as it is adjacent to a non statutory NC designation site. The site also scores significantly negative given its proximity to the river and location in a high flood risk area. In addition, it also score significantly negatively as it is located within the city's area of archaeological importance and is known to have archaeological importance. The site is also scored with a minor negative given that it is located within the city centre Air Quality Management Area.</p> <p>This site is likely to create between 47 – 165 jobs and is therefore likely to have a significantly positive/positive impact on the economy. This site has good</p>
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			SAO 01	SAO 2	SAO 03	SAO 4	SAO 5/6	SAO 7	SAO 08	SAO 9	SAO 10	SAO 12	SAO 013	SAO 14	SAO 15	
																access to existing services and facilities on the business park and consequently scores positively in objectives for Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change and in terms of land use given that the site is brownfield. Neutral impacts are likely in relation to landscape and heritage, flood risk and air quality.
5	742	H57 /E16	Poppleton Garden Centre	n/a	+	-	++	+	-	++	+	+	+	-	+	<p>This site is likely to create between 160 – 560 jobs and is therefore likely to have a significantly positive impact on the economy. This site has good access to transport routes given the proximity of the park and ride as well as the railway station. Consequently the site scores positively in relation to objectives regarding Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change and in terms of land use given that the site is brownfield. The site scores negatively in relation to education as there is no access to a</p>

5	847	ST19 E17	Northminster Business Park	n/a	SA 01	SAO 2	SA 03	SAO 4	SAO 5/6	SAO 7	SA 08	SAO 9	SAO 10	SAO 12	SA 013	SAO 14	SAO 15	nursery without crossing the ring road. In addition, biodiversity is scored as minor negative due to being adjacent to non statutory NC designation site. There may also be archaeological deposits of interest on this site. Neutral impacts are anticipated on the landscape in this given the nature of existing development.
																		This site is likely to create between 850-3000 jobs and is therefore likely to have a significantly positive impact on the economy. This site has good access to transport routes given the proximity of the park and ride as well as the railway station. Consequently the site scores positively in relation to objectives regarding Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change given the potential for district heating. The site scores negatively in relation to education as there are no nurseries within 800m of the site. The site also scores significantly negatively in terms of land use given that the site

6	635	E2	Land north of Monks Cross Drive	SA O1	SAO 2	SA O3	SAO 4	SAO 5/6	SAO 7	SA O8	SAO 9	SAO 10	SAO 12	SA O13	SAO 14	SAO 15	is greenfield. The site also scores minor negatives for heritage and landscape due to potential for archaeology and potential adverse effects on the rural setting as viewed from the ring road by bringing development closer to the A1237. This may be mitigated through design and landscaping.
																	This site is likely to create up to 150 jobs and is therefore likely to have a significantly positive impact on the economy. This site has good access to services and facilities and consequently scores significantly positively in relation to objectives for Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change. The site scores more negatively in relation to education as there are no nurseries within 500m of the site. The site scores more negatively in terms of land use given that the site is greenfield, although it is acknowledged that this would be an infill within the existing business uses. Neutral impacts are anticipated in relation to heritage,

			SA O1	SAO 2	SA O3	SAO 4	SAO 5/6	SAO 7	SA O8	SAO 9	SAO 10	SAO 12	SA O13	SAO 14	SAO 15		
																landscape and flood risk.	
6	724	ST18	Monks Cross North	n/a	++	-	++	++	O	O	+	--	O	O	-	-	This site may create up to 3500 jobs and is therefore likely to have a significantly positive impact on the economy. This site has good access to existing services and transport connections at Monks. Consequently, the site scores significantly positively in relation to objectives for Transport and Equality and Accessibility. Potential positives are also identified in relation to reducing the impact on climate change due to the potential for district heating. The site is mixed greenfield/brownfield given that it incorporates existing and new sites. The site scores significantly negatively for water quality as there are waterbodies on site, which would require further investigation. Potential negative impacts in relation to heritage due to the potential for archaeological deposits and impact on historic existing field patterns. In addition, landscape scores negatively in recognition for the potential harm to the setting of the city through reducing the distance between

				SA O1	SAO 2	SA O3	SAO 4	SAO 5/6	SAO 7	SA O8	SAO 9	SAO 10	SAO 12	SA O13	SAO 14	SAO 15		the urban area and the ring-road (A64). This is likely to be mitigated through design and landscaping.